



Item 5a

Date: September 20, 2006

To: Cultural Heritage Commission

From: Cultural Heritage Commission Staff

Subject: Certificate of Appropriateness for Alterations—212 Quincy Avenue,
The Gaytonia Apartment Building, City of Long Beach Landmark

PLANNING CASE [Project No. 477235]: Proposed Certificate of Appropriateness request by Robert Thomas for the exterior modification to the Gaytonia Apartments, a City Landmark located at 212 Quincy Avenue.

BACKGROUND:

The Gaytonia Apartments is comprised of approximately 27 units with a “U” shape plan. The building is sited at the northeast corner of Quincy Avenue and Shaw Street in Belmont Heights. Designed in the Norman Revival/English Tudor style, the building was constructed in 1930 by George T. Gayton, a contractor who built a number of structures along the west coast, including the Belmont Theatre. Reginald Freemont Inwood was the architect for both the “Gaytonia” and the Belmont Theatre. The “Gaytonia” consists of three stories of apartments along Quincy Avenue with the sloping grade to the rear providing space for a 36-car semi-subterranean garage. Two large roof patios, accessible from the inside, are visible from the rear. The “Gaytonia” was formally listed as a City of Long Beach Landmark in 1992. Besides general maintenance minimal, exterior changes have occurred to the structure, though a cellular antenna was approved for installation in 2003.

PROJECT DESCRIPTION:

The work proposed is located on the third floor of the building in apartment unit 308, which is situated along the south side of the complex at Shaw Street. The applicant is proposing to remove the existing rear wall of apartment unit 308 and replace it with a new shear wall that is punctuated by a pair of 10 light French style wood doors flanked with complementary multi-pane sidelights. This wall is tucked within the covered portion of a private roof top deck that extends out from the rear of the apartment unit. Currently located on this back wall are a single French door and window. This proposed change will provide more light into the apartment unit and will also allow greater accessibility to the private deck. The new shear wall surface will be finished in a material that is similar with the other exterior walls of the buildings. The proposed French door is of wood with multi-pane glazing and features multi-pane sidelights. The door and sidelights would be painted in a complementary color to match the style and period of the historic building.

ANALYSIS:

Compliance with section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards), and the Gaytonia Apartment Building Landmark ordinance (C-6988): Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code, the *Secretary of the Interior's Standards for Rehabilitation*, and the Gaytonia Apartment Building Landmark ordinance. The Gaytonia Apartment Building ordinance references the Standards as the general standards and guidelines to follow when any future exterior changes to the building are proposed. It further states that any alterations, modifications or repair work of the structure shall be consistent with the character-defining architectural features of the building, and shall not adversely affect the historical materials, design, or detailing.

Staff believes that the project meets the requirements of the Cultural Heritage Commission ordinance, and the intent of the *Secretary of the Interior's Standards* and the Gaytonia Apartment Building ordinance. In accordance with the Standards the alteration proposed does not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. The Standards recognize modifications that include cutting new entrances and/or windows on secondary elevations. The work anticipated will be conducted on a secondary elevation that is not visible from the public right-of-way. Hence, none of the features or historic characteristics that qualify the building for designation as a City Landmark will be affected. Additionally, the work will be undertaken in a manner that if the French doors and sidelights were ever removed the essential form of the original wall could be reconstructed with little effort.

The proposed work has been reviewed for consistency with the City's zoning codes and no issues were identified. With the general conditions attached, the project meets the requirements of Section 2.63.070 (c) of the Long Beach Municipal Code, the Standards, and the Gaytonia Apartment Building Landmark ordinance.

FACTS FOR FINDINGS: (from Section 2.63.070(C) of the Long Beach Municipal Code)

1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.

The work proposed will be conducted on a secondary elevation that is not visible from the public right-of-way. Those physical characteristics that account for the Gaytonia's designation as a City Landmark will not be adversely affected.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Planning and Building Department.

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

3. The proposed change is consistent with or not incompatible with the architectural period of the building.

The style of door proposed for the new, larger opening within the rear wall of the apartment unit is compatible in terms of style and materials with the existing door and window currently punctuating this same wall. Under the proposed project a double French door with multi-pane sidelights would replace the single French style door and multi-pane window that now sits within the wall plane.

4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.

The “Gaytonia” is not located within a historic district; therefore, this finding is not applicable for this property.

5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.

The “Gaytonia” is not located within a historic district; therefore, this finding is not relevant for this property.

6. The proposed change is consistent with the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* by the U.S. Department of the Interior.

As previously stated above, the proposed work is consistent with the recommendations provided in the Standards. The scope of work illustrated on the submitted plans reflects modifications to a secondary elevation. This is an elevation that contains no significant character-defining features; elements that collectively make the property historically significant as a City designated landmark. Pursuant to the Standards the work will respectfully alter the historic building yet maintain its historic character and original use. The rehabilitation project appears acceptable since it does not impact significant historic materials and features of the building, thereby preserving its overall historic character.

ENVIRONMENTAL ASSESSMENT:

For environmental purposes, projects that are consistent with the *Secretary of the Interior’s Standards* are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 exemption).

RECOMMENDATION:

Based on the above findings and the *Secretary of the Interior's Standards* staff recommends approval of the issuance of a Certificate of Appropriateness for the proposed work illustrated on the plans submitted herein, with the attached general conditions included.

EXHIBITS:

1. Certificate of Appropriateness Application
2. Project Plans
3. Location/District Map
4. Applicant Photos
5. Aerial Photos

RECOMMENDED CONDITIONS OF APPROVAL

Project Number: 477235
CHC Meeting Date: September 20, 2006
Address: 212 Quincy Avenue
Historic District/LANDMARK: The Gaytonia Apartment Building

General Conditions

1. This approval is for activities shown on plans received by the Planning and Building Department – Office of Historic Preservation on September 1, 2006. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before OCCUPANCY hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action made by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(J), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required Planning and Building permit approvals shall be obtained. Separate plan check and permit fees will apply.

Specific Conditions of Approval

Prior to the issuance of building permits plans shall be revised to indicate the following subject to Cultural Heritage Commission staff approval:

1. None